PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 355697 DEEDWARR
02/10/2020 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,526.25
20200210-0014986

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60849
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Southern Spaces, LLC a Tennessee limited liability company 401 Fesslers Lane Nasville, TN 37210	New Owner

TAX MAP PARCEL NUMBERS: 10215011400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$412,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susanne Orr Gillespie**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Southern Spaces, LLC a Tennessee limited liability company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 112, on the Plan of Brook Meade, Section II, of record in Book 2133, page 76, Register's Office for said County, to which plan reference is herby made for a more complete description.

Being the same property conveyed to Walter H. Orr, Jr., and wife, Mildred L. Orr, by Warranty Deed from Allen Dudley Willis, Jr., and wife, Bonnie Lee Willis, dated June 6, 1959 and recorded on June 8, 1959, of record in Book 2909, page 449, Register's Office for Davidson County, Tennessee. The said Walter H. Orr, Jr., and Mildred L. Orr have since died with Walter H. Orr predeceasing the said Mildred L. Orr. By Quitclaim Deed dated December 18, 1985, recorded January 6, 1986, of record in Book 6755, page 796, said Register's Office, Susanne Orr Gillespie conveyed subject property to Susanne Or Gillespie by Affidavit of Heirship recorded in Instrument No. 20200203-0012326, Susanne Orr Gillespie was established as the heir at law of Mildred L. Orr.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2020, and subsequent years; The Plan of record in Book 2133, page 76, said Register's Office, shows an owner's certificate, a 65, foot minimum building setback line from Brook Hollow Road, and a 10 foot easement for public utility purposes along the rear line of said lot; and, a 50 foot minimum setback line from Richfield Drive; and, a 2.5 x 20 foot utility anchor easement located on the northwesterly front corner of said lot.

This is improved property, known as 770 Brook Hollow Road, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of February, 2020.

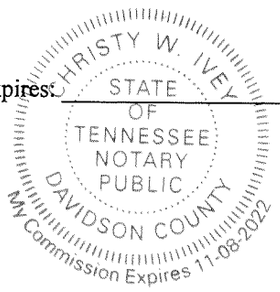
X _____
Susanne Orr Gillespie

State of Tennessee

County of Davidson

On this 7th day of February, 2020, before me the undersigned authority, personally appeared Susanne Orr Gillespie, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____



_____
Notary

State of Tennessee

County of Davidson

AFFIDAVIT

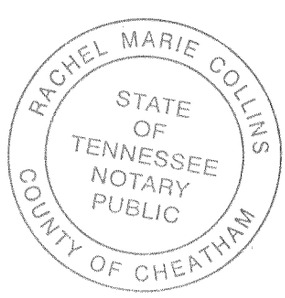
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $412,500.00.

_____
Affiant

Sworn and subscribed before me this 7th day of February, 2020.

My Commission Expires: 3.21.20

_____
Notary



True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

